



Jim's Cottage

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Commanding mesmerising 180-degree views across St Mawes harbour and the National Trust's St Anthony Headland, Jim's Cottage is a light-filled coastal home in an exceptional setting. Offering flexible living, a sunny south-facing garden, and exciting potential to extend, it's a rare opportunity to create your perfect escape in the sought-after village of St Mawes.



Accommodation Summary

Total Internal Floor Area: 1120.53 sq ft ((104.1 sq m).

Inside

Entrance Porch, Open Plan Kitchen, Dining & Living Room, W.C., Boiler Room, Two Double Bedrooms, Family Bathroom, Integrated Single Garage.

Outside

Ample Driveway Parking, Rear Garden.



Overview

This stylish and comfortable home offers a rare combination of spacious living, far-reaching views, and practical amenities — all set within easy reach of the village heart.

The centrepiece of the home is a wonderfully large, open-plan living, dining, and kitchen area — perfectly designed for both relaxing and entertaining. This bright and versatile space flows into an open plan sunroom, from where the captivating views can be enjoyed year-round.

There are two generous double bedrooms, a family bathroom with a separate shower, and a useful additional W.C. — ideal for guests. A dedicated boiler room doubles as a coat room or additional storage.

Practicality is further enhanced by an integrated single garage with an electric up-and-over door, which also provides a utility area with plumbing and electrics for a washing machine.



Planning Permission

Planning permission has been granted for a highly desirable extension and internal reconfiguration to create a superb three-bedroom home with enhanced facilities.

The approved plans allow for the addition of a third double bedroom, creation of a separate utility room and internal alterations to improve flow and functionality.

This represents a wonderful opportunity for buyers to create their dream home in this outstanding location, adding both space and value while making the most of the remarkable setting.





Outside

Externally, the garden has been thoughtfully landscaped with a variety of mature shrubs providing year-round interest. The plot gently slopes away from the house, adding to the sense of privacy and space.

A sun terrace accessed directly from the main living area provides the perfect spot for morning coffee or evening sundowners while taking in the glorious views.

Driveway parking accommodates several vehicles, and a footpath from the garden leads to Brooklyn Terrace, allowing easy pedestrian access to the village amenities.



Summary

This is a rare opportunity to acquire a well-positioned home with planning permission to create a substantial and beautifully tailored three-bedroom residence. Whether enjoyed immediately as a tranquil retreat or developed to realise its full potential, this property offers flexible living in a breathtaking location.



Location Summary

(Distances and times are approximate)

Village harbourside: 165 yards. King Harry Ferry: 5 miles. Truro – 10 miles via car ferry or 16 miles by road. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Newquay Airport – 29 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

St Mawes

The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the “Top Seaside Town in the UK”. This enchanting south facing harbour village, named “Britain’s St Tropez” by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle built by Henry VIII. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and a range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme to cater for all ages.

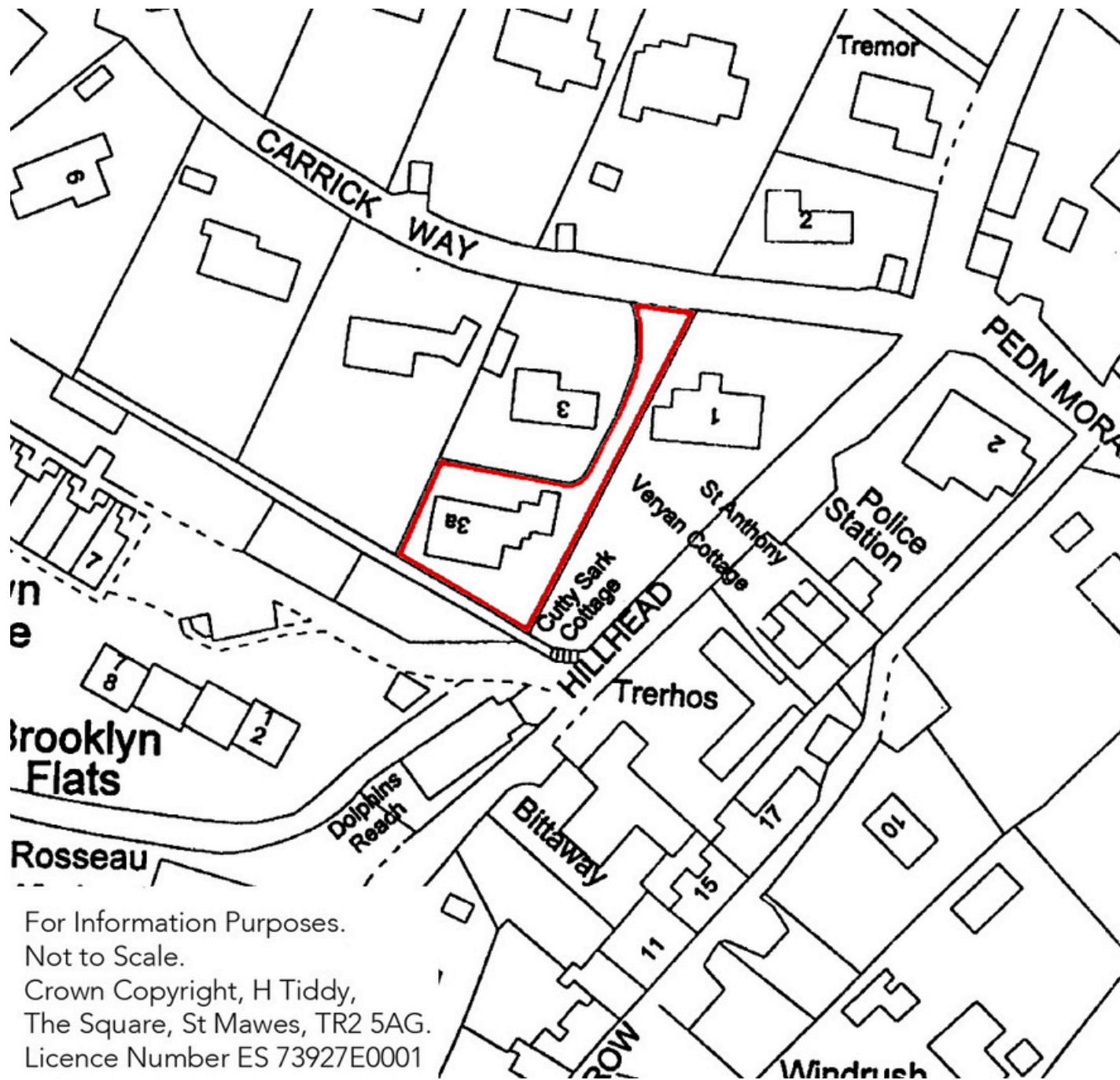
Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliске). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.

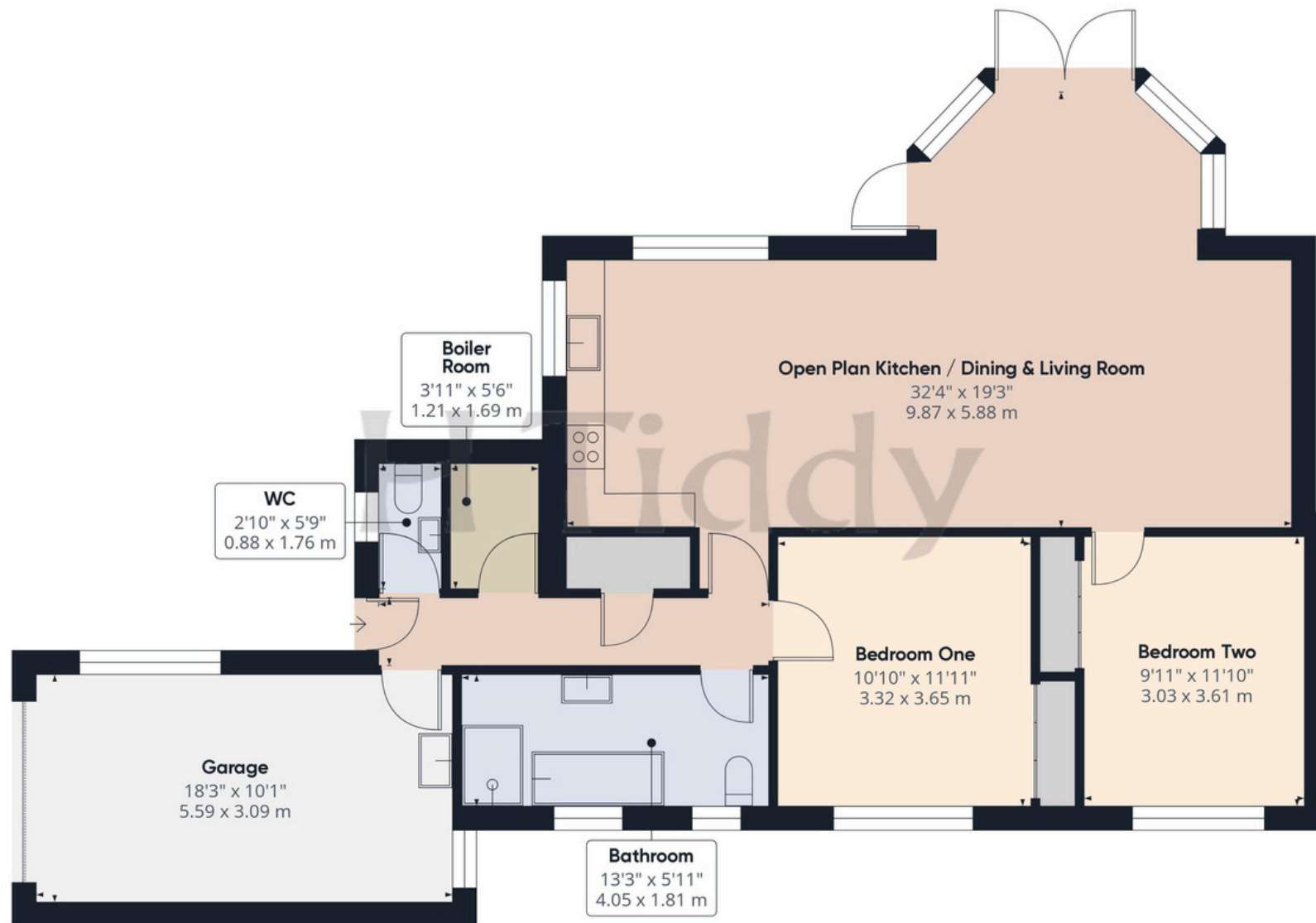
Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On the Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.





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Not to Scale.
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Approximate total area⁽¹⁾
 1120.53 ft²
 104.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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General and Material Information

Services: Mains water, drainage and electricity. Oil fired central heating. Telephone and television points.

Energy Performance Certificate Rating: D.

Council Tax Band: F.

Ofcom Mobile Area Coverage Rating: Likely for EE, Three, O2 and Vodafone.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps, Standard 21 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. 2040 to 2060 Very Low. Surface Water: Very Low. 2036 to 2069: Very Low.

Tenure: Freehold.

Land Registry Title Numbers: CL154832.

Planning Permission: Reference PA22/06241 for Proposed Extension and Alterations.

Viewing: Strictly by appointment with H Tiddy.

Jim's Cottage

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